

Project

New Cross Road



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Date
2004-2007

Client
Inner Circle Estates

Project Type
Residential / Commercial

Location
Deptford, London

Cost/ Value
£4.7m

Status
Completed



01. Photograph of the front facade facing New Cross Road



02. Approach the building from the West



03. Approaching the building from the East



04. Rear view from Watson St / Baildon St

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A development of 43 residential units (27 1-beds and 16 2-beds, 33% affordable) and 4 retail units fronting the busy New Cross Road in South East London, with basement car parking accessed via a landscaped courtyard to the rear.

This section of New Cross Road is full of interest and variety in terms of its urban form, yet the previous single storey function rooms (now demolished) created a void in the townscape. The main building of the development, fronting New Cross Rd, is designed as a structure which unifies the surrounding urban fabric with form and massing that is complimentary to the adjacent buildings. A penthouse level, set back from the façade, adds interest and provides sunny south-facing terraces. Balconies are confined to the 2 bedroom rear-facing units away from the traffic noise, with views to Canary Wharf. Lower residential blocks at the back create a harmonious transition from the existing coach houses on Baildon St.

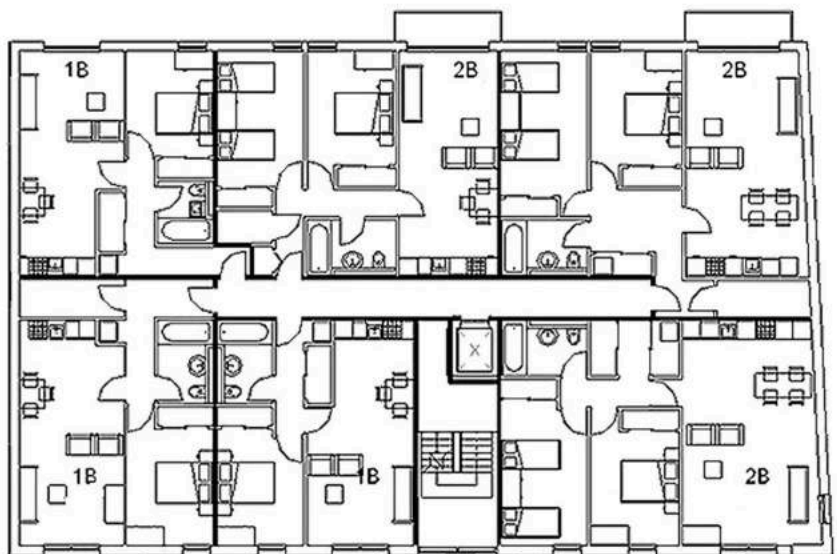


05. cgi of planning -approved front facade, with red terracotta tiles and coloured glazing

The frontage for the planning-approved proposal is crisp, bright and colourful, with red terracotta tiles to link with the school extension opposite, and coloured glazing in the shop units. The central stair well is an attractive and bright feature providing space for the display of artwork.

The flat roofs of the buildings will be 'green roofs' to encourage wildlife, and will also incorporate solar panels.

Following planning permission, the project was sold on and a grey brick was substituted for the terracotta tiles on the front facade.



06. Typical residential floor layout of main building